080.0	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	765,400	/	765,400
USE VALUE:	765,400	/	765,400
ASSESSED:	765,400	/	765,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		KING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TATLOCK WENDY L
Owner 2:	
Owner 3:	
Street 1:	11 KING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TATLOCK HUGH C -
Owner 2:	TATLOCK WENDY L -
Street 1:	11 KING ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,387 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 2518 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6387.000	336,700	600	428,100	765,400
Total Card	0.147	336,700	600	428,100	765,400
Total Parcel	0.147	336,700	600	428,100	765,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.92 | /Parcel: 303.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
49539			09/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 080.0-0001-0010.0

!6489!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	336,700	600	6,387.	428,100	765,400	765,400	Year End Roll	12/18/2019
2019	101	FV	262,400	600	6,387.	434,200	697,200	697,200	Year End Roll	1/3/2019
2018	101	FV	188,900	600	6,387.	324,200	513,700	513,700	Year End Roll	12/20/2017
2017	101	FV	188,900	600	6,387.	293,600	483,100	483,100	Year End Roll	1/3/2017
2016	101	FV	188,900	600	6,387.	281,300	470,800	470,800	Year End	1/4/2016
2015	101	FV	177,600	600	6,387.	238,500	416,700	416,700	Year End Roll	12/11/2014
2014	101	FV	177,600	600	6,387.	226,300	404,500	404,500	Year End Roll	12/16/2013
2013	101	FV	177,600	600	6,387.	215,300	393,500	393,500		12/13/2012

PRINT

Date	Time
12/10/20	21:15:46

LAST REV

Date	Time
10/29/19	15:36:07
danam	

USER DEFINED

Prior Id # 1:	49539
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6489

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TATLOCK HUGH C,	64332-55		10/6/2014	Convenience	1	No	No		
GREGOR CATHERIN	39362-428		5/29/2003		360,000	No	No		
GREGOR CLARENCE	24872-484		9/23/1994		10	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2018	674	Heat App	12,000	C				
4/6/2018	377	Wood Dec	8,900	C				
2/9/2018	150	Addition	206,535					
12/1/2015	1845	Manual	3,596					
9/26/2006	812	Dormers	28,600			G8	GR FY08	extend bedroom & a
7/2/2003	529	Redo Kit	6,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2019	Left Notice	DGM	D Mann
10/29/2019	Permit Visit	DGM	D Mann
9/10/2018	Inspected	PH	Patrick H
8/17/2018	MEAS&NOTICE	BS	Barbara S
3/24/2009	Inspected	163	PATRIOT
1/13/2009	Measured	189	PATRIOT
12/1/2006	Permit Visit	BR	B Rossignol
11/3/2005	Permit Visit	BR	B Rossignol
8/16/2003	MLS	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6387		Sq. Ft.	Site		0	70.	0.96	5									428,129						428,100	

Total AC/HA:	0.14663	Total SF/SM:	6387	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	428,129	Spl Credit		Total:	428,100

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall	2 - Plaster	
Sec Int Wall:	4 - Solid Wood	15 %
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	40 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:	1	
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	5	
Heat Fuel:	1 - Oil	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wall		% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25206423
Const Adj.:	0.99892789
Adj $ / SQ:	131.326
Other Features:	121883
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413593
Depreciation:	76928
Depreciated Total:	336665

COMMENTS

NO ANSWER 1-13-2009 @ DOOR..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

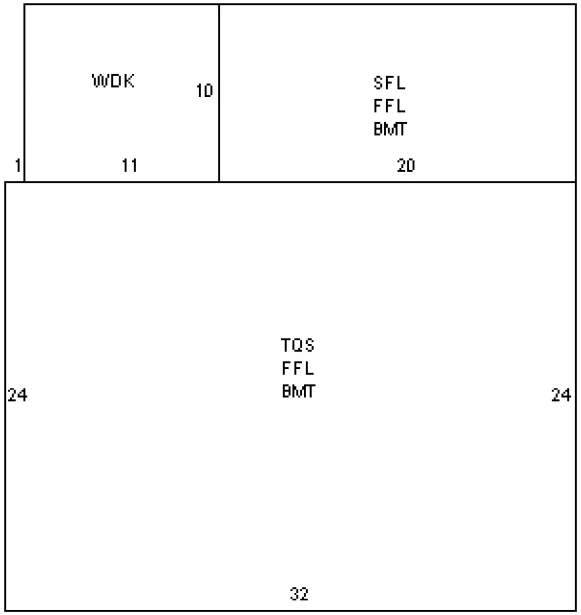
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	131.33
Special Features:	0	Val/Su Net:	119.31
Final Total:	336700	Val/Su SzAd	193.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	968	63.040	61,019
FFL	First Floor	968	131.330	127,123
TQS	3/4 Story	576	131.330	75,644
SFL	Second Floor	200	131.330	26,265
WDK	Deck	110	15.070	1,658

Net Sketched Area:	2,822			Total:	291,709
Size Ad	1744	Gross Are	3014	FinArea	2518

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 080.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X20	G	AV	1960	5.16	T	40.8	101			600			600

More: N	Total Yard Items:	600	Total Special Featues:		Total: 600